

Regular Meeting
Board of Zoning Appeals
June 6, 2012

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Josh Gunselman took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Brad Schnarr, Vice Chairman	-Present	Bob Cook	-Present
Josh Gunselman, Secretary	-Present	Darla Blazey, Bldg. Comm./Zoning Administrator	-Present
		Atty. Bill Shaneyfelt	-Present

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the May 2, 2012, Regular Meeting were reviewed. Vice Chairman Brad Schnarr made a motion to approve the minutes as mailed. It was seconded by Josh Gunselman. Motion carried 5-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of Matthew V. and Julie A. Truesdale for a variance to build within two feet of the side yard.

Matt Truesdale was present to request a variance to build a one-car garage on the side of his house located at 3676 W County Road 220 S. The request is to build within two feet of the side yard. Mr. Truesdale displayed a drawing of the garage showing it to have the same roofline as the house.

There were no remonstrators present. After some discussion, Bob Cook made a motion to close the public hearing. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Secretary Gunselman made a motion to grant a variance to build within two feet of the side yard. Bob Cook seconded it. Motion carried 5-0.

Petition of Hammond Properties LLC (as deed owner) and Jasper Properties LLC (as developer) for a special exception to allow a warehouse use in a B-3 zone.

Bart Kerstiens was present on behalf of Jasper Properties LLC to request a special exception to operate a warehouse at 3121 Newton Street, formally Jasper Music Center. The company plans to utilize the building for no longer than two years to store materials such as carpet, vinyl and tile. Mr. Kerstiens said he intends to find a tenant for the building within that time.

There were some concerns regarding noise. A letter addressed to the Board from Mark Wunderlich, adjacent property owner, was read into the record. Mr. Wunderlich stated that he has no issues with a warehouse at said property as long as there is no excessive noise such as that associated with Hammerhead's Restaurant.

Mr. Kerstiens assured the Board that there would be no loud noise. Any business conducted in the building would not extend past 5:00pm daily. Mr. Kerstiens also assured the Board there would be no outside storage. There is an old storage shed in the back of the building that Mr. Kerstiens plans to move off of the property.

There were no remonstrators present. With no further discussion, Vice Chairman Schnarr made a motion to close the public hearing. Bob Cook seconded it. Motion carried 5-0.

Vice Chairman Schnarr made a motion to grant a special exception to allow a warehouse in a B-3 zone, with the condition that there is no outside storage, the above-mentioned storage building will be removed and the warehouse operation will be for no longer than two years. Bob Cook seconded it. Motion carried 5-0.

Petition of "H" Properties (d/b/a Schnitzelbank Restaurant and Hampton Inn) (as petitioner) and Tom Hilsmeier (as property owner) for a variance to place an outdoor advertising sign upon real estate that is not located in the B-3 or I-2 zoning as required by ordinance.

Alan Hanselman was present on behalf of "H" Properties to request a variance to place an outdoor advertising sign on the northeast corner of H & H Auto Sales, Inc., located at 720 West Division Road. The proposed property is located in the Flood-Way Fringe. The sign would advertise Schnitzelbank Restaurant. Mr. Hanselman explained that the business displayed a similar sign near the proposed location for several years, however, that property has since been sold.

Much discussion followed. Mr. Hanselman displayed some pictures showing views of where the sign would be located along U.S. Highway 231. There is an electronic sign that is located behind the proposed sign location. According to Mr. Hanselman, the Schnitzelbank sign would not obstruct the view of the electronic sign.

There were no remonstrators present. Bob Cook made a motion to close the public hearing. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance to allow an outdoor sign to be located on the northeast section of H & H Auto Sales, Inc., adjacent to U.S. Highway 231, with the condition that the petitioner also receives approval from INDOT. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Plan Commission Workshop

Building Commissioner Darla Blazey passed out an informational packet to Board members that she received regarding two workshops, 'The Nitty Gritty Work of Plan Commissions' to be held on Monday, July 9, 2012 and 'Getting Good Planning in Your Community' to be held on Tuesday, July 10, 2012. Ms. Blazey said if anyone is interested in attending, they should fill out the registration form presented to them and return it to Kathy Pfister in the Planning Department no later than Friday, June 29, 2012.

With no further discussion, Bob Cook made a motion to adjourn the meeting, seconded by Josh Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:15 p.m.

Jerry Uebelhor, Chairman

Josh Gunselman, Secretary

Kathy M. Pfister, Recording Secretary